



Intrada

Multi-generational housing is an award-winning model that has proven effective on the West Coast. Intrada, located at 6336 S. Grand, in the economically stable Holly Hills neighborhood, would be the first community of its kind in the Midwest. It would deliver opportunity, permanency, caring relationships, and affordable housing for young adults aging out of the foster care system as well as family and senior residents.

Every year, an average of 150 St. Louis area teenagers age out of foster care. Epworth Children and Family Services provides case management and aftercare, however, placing the youth in safe, affordable housing is a constant challenge. The Vecino Group, and Epworth Children & Family Services seek to work together to fill that void at Intrada.

20% of total units will be set aside for youth aging out of foster care, with the lower rents and supportive services needed to effectively serve their needs. Epworth would serve as both a referral agency and a service provider for the young adults.

The remaining 80% of the units at Intrada will be general affordable housing, with a unit mix that might also appeal to seniors, a priority within the community. Carondelet Community Betterment Federation(CCBF) will provide on-site services to all residents, with a program offering including food pantry, SNAP services, literacy programs, tutoring, and social events. The needs and wants of the residents will guide CCBF in their service offerings.

Intrada is being submitted to the Missouri Housing and Development Commission as a 9% LIHTC deal.

Here are some of the specifics that make Intrada Lofts a development worth supporting--

- The project will serve individuals at or below 50% of the area median income
- 20% of the units will be reserved for youth aging out of foster care. These units will be furnished with rents under \$200 a month. Onsite case management and supportive services provided by Epworth will ensure the youth are thriving and maintaining the ability to live independently.



- The remaining 80% of the units will serve the broader affordable housing community offering quality affordable housing, services, safety, and close proximity to area resources.
- Intrada will provide a comprehensive approach to serving youth aging out of foster care. Beginning with the foundation of safe and affordable housing, the development will also work to provide the other resources this population needs in order to thrive: counseling and emotional support, work partnerships, educational opportunities, and mentoring opportunities. In their role as lead referral agency, Epworth will select potential tenants they feel have the ability to live independently and succeed.
- Full accordance with provisions set forth in House Bill 1737, the Universal Design in Affordable Housing Act, in addition to the FHA Act and ANSA A117.1 and UFAS; these design considerations will create the accessible housing for seniors
- Location at 6322 and 6326 S. Grand offers the safe and stable neighborhood that young adults, families, and seniors require, while also developing affordable housing in a way that marries with the existing housing styles and neighborhood feel.
- Built in accordance with Energy Star and NAHB green standards
- Location, amenities, and affordable rents provide a marketable point of difference and ensure consistent lease-up
- The Vecino Group, LLC has developed over 1,500,000 square feet of projects totaling \$200,000,000.00 in construction. Owners Matt Miller, Stacy Jurado-Miller, and Kim Buche believe that the combination of experience and idealism can result in housing for the greater good and are committed to pursuing projects that fill a void for the underrepresented